

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION

IN RE: CIRCUIT CITY STORES, INC. et al.
Debtors

Case #08-35653-KRH
Jointly Administered
Chapter 11

**COLUMBIA PLAZA SHOPPING CENTER VENTURE
NOTICE OF MOTION**

Columbia Plaza Shopping Center Venture (“Columbia Plaza”), by its counsel, has filed papers with the Court Requesting the Court to enter an Order Compelling Payment of Post-Petition Rent Pursuant to 11 U.S. C § 365 (d)(3).

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)

If you do not want the court to grant the relief sought in the motion, or if you want the court to consider your views on the motion, then on or before 15 days from the mailing date of this notice, you or your attorney must:

XXX File with the court, at the address shown below, a written request for a hearing [or a written response pursuant to Local Bankruptcy Rule 9013- (H)]. If you mail your request for hearing (or response) to the court for filing, you must mail it early enough so the court will receive it on or before the date stated above.

Clerk of Court
United States Bankruptcy Court
701 East Broad Street, Ste 4000
Richmond, VA 23219

You must also mail a copy to:

Robert B. Hill, Esquire
Hill & Rainey, Attorneys
2425 Boulevard, Ste 9
Colonial Heights, VA 23834

XXX Attend a hearing to be held on March 3, 2009 @ 2:00pm, U.S. Courthouse, Rm 4000, 701 East Broad Street, Richmond, VA 23219.

If you or your attorney do not take these steps, the court may decide that you do not oppose the relief sought in the motion and may enter an order granting that relief.

Date: 01/29/09

Signature, name, address and telephone number
of person giving notice:

/s/ ROBERT B. HILL
Robert B. Hill, Esquire
George P. Eliades, Co-Counsel SBA #38314
Hill & Rainey, Attorneys
Counsel for Columbia Plaza Shopping Center Venture
SBA #18751
2425 Boulevard, Suite 9
Colonial Heights, VA 23834
(804) 526-8300

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that on the ___ of January, 2009, a true copy of the foregoing Notice of Motion and the Motion of Columbia Plaza Shopping Center Venture for entry of an Order Compelling Payment of Post-Petition Rent Pursuant to 11 U.S. C. §365(d)(3) to the following attached Service list:

/S/ROBERT B. HILL
Robert B. Hill, Esquire

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION

IN RE: CIRCUIT CITY STORES, INC. et al.
Debtors

Case #08-35653-KRH
Jointly Administered
Chapter 11

**MOTION OF COLUMBIA PLAZA SHOPPING CENTER VENTURE
FOR AN ORDER COMPELLING PAYMENT OF
POST-PETITION RENT PURSUANT TO 11 U.S.C. §365(d)(3)**

Columbia Plaza Shopping Center Venture, (“Columbia Plaza”), by and through is undersigned counsel, hereby moves for the entry of an Order compelling the above mentioned debtor (“Debtor”) to pay post-petition rent. In support of this Motion, Columbia Plaza, respectfully states as follows:

BACKGROUND

1. On November 10, 2008, the Debtor filed a voluntary petition for relief under Chapter 11 of Title 11 of the United State Code.
2. Columbia Plaza is a party of a Lease Agreement (“Lease”) with one or more of the debtors at the following address: Columbia Plaza Shopping Center, 1901 Bernadette Drive No. 2, Columbia , Missouri 65201. The foregoing premises is hereinafter referred to as the “Leased Premises.”
3. The debtors have been in possession of the Leased Premises since the filing of the Petitions in this case.

Robert B. Hill, Esquire
George P. Eliades, II Co-Counsel SBA: 18751
HILL & RAINES, ATTORNEYS
Counsel for Columbia Plaza Shopping Center Venture
SBA: 18751
2425 Boulevard, Suite 9
Colonial Heights, VA 23834
(804) 526-8300

4. The debtors have failed to pay rent to Columbia Plaza for the Leased Premises for the post-petition period beginning November 10, 2008 through November 30, 2008 in the amount of Twenty Nine Thousand Nine Hundred Eighty Three and 91/100 Dollars (\$29,983.91). The Foregoing amount is hereinafter referred to as the "Stub Rent."

RELIEF REQUESTED

5. Columbia Plaza respectfully requests the Court enter an Order that compels the debtors to immediately pay the Stub Rent to Landlord.

6. In addition, Columbia Plaza, is entitled to be paid post-petition rent on an ongoing basis on the first day of each month, said rent being paid in advance.

7. Section 365(d)(3) of the Bankruptcy Code states that the debtor-in- possession must "timely perform all the obligations of the debtor...arising from and after the order for relief under any unexpired lease or nonresidential real property, until such lease is assumed or rejected.." 11 U.S. C. §365 (d)(3). In enacting section 365 (d)(3) of the Bankruptcy Code, Congress intended to address the plight of landlords who, unlike professionals and other providers of goods and services to a debtor-in-possession in the ordinary course of business, are compelled to extend credit.

8. This case presents the circumstances that Congress intended §365(d)(3) of the Bankruptcy Code to address. The debtors have occupied and possessed the Leased premisses post-petition without performing the post-petition obligations under the Lease.

9. Courts have continually held that a landlord is entitled to immediate payment of post-petition, pre-rejection rental payments, pursuant to 11 U.S. C. §365(d)(3). See in re: *Pudgie's Div. Of New York, Inc.*, 202 B. R. 832 (Bank. S.D.N.Y. 1996); see also In re: *Wingspread Corp.*, 178 B.R. 305 (Bankr.D. Mass. 1995); see also In re: *Manhattan King David Restaurant, Inc. V. Levine*, 163 B. R. 36 (S. D. N.Y. 1993); see also In re: *Rare Coin Galleries of American, Inc.*, 72 B. R. 748 (d. Mass 1987); see also in re: *Matter of the Barrister of Delaware Ltd.*, 49 B.R. 446 (Bankr.D. Del. 1985). Accordingly, the Court

should enter and order that compels the Debtor to immediately pay the Post-Petition Rent to Burbank to satisfy its obligations under the Lease and §365(d)(3) of the Bankruptcy Code.

10. Additionally, pursuant to the terms of the Lease, the Debtor is obligated to reimburse Columbia Plaza for the reasonable attorney's fees and cost incurred by Columbia Plaza in connection with debtor's failure to comply with the terms of the Lease. Accordingly, Columbia Plaza respectfully requests the debtors be directed to pay attorney's fees and costs incurred by Columbia Plaza in connection with the filing and prosecution of this Motion.

WHEREFORE, Columbia Plaza respectfully requests this Court to enter an Order that compels debtors to immediately pay Columbia Plaza the amount of Twenty Nine Thousand Nine Hundred Eighty Three and 91/100 Dollars (\$29,983.91) plus Landlord's reasonable attorney's fees and costs and grant Landlord such other and further relief as the Court deems proper and equitable.

Dated: January 29, 2009

COLUMBIA PLAZA SHOPPING CENTER VENTURE
BY: /s/ ROBERT B. HILL
Of Counsel

Robert B. Hill, Esquire
George P. Eliades, II Co-Counsel SBA# 38314
HILL & RAINY, ATTORNEYS
Counsel for Columbia Plaza Shopping Center Venture
SB#18751
2425 Boulevard, Suite 9
Colonial Heights, VA 23834
(804) 526-8300

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that on the 29th of January, 2009, a true copy of the foregoing Notice of Motion and the Motion of Columbia Plaza Shopping Center Venture for entry of an Order Compelling Payment of Post-Petition Rent Pursuant to 11 U.S. C. §365(d)(3) to the following attached Service list:

/S/ROBERT B. HILL

Robert B. Hill, Esquire

0422-3

Miles & Stockbridge P.C.

Case 08-35653-KRH

1751 Pinnacle Drive

Eastern District of Virginia

Suite 500

Richmond

McLean, VA 22102-3833

Thu Jan 29 17:34:53 EST 2009

507 Northgate LLC
c/o Christopher M. Alston
1111 Third Ave., #3400
Seattle, WA 98101-3264

ACCO Brands Corporation
c/o William H. Casterline, Jr.
4020 University Drive, #300
Fairfax, VA 22030-6802

Accent Energy California LLC
6065 Memorial Drive
Dublin, OH 43017-8218

Acer American Holdings Corp.
c/o Jeffrey L. Tarkenton
Womble Carlyle Sandridge & Rice, PLLC
1401 Eye Street, N.W.
Seventh Floor
Washington, DC 20005-2225

Albert D. Phelps, Inc.
Agent for Yorkcon Prop., Inc.
401 Merritt 7
PO Box 5101
Norwalk, CT 06856-5101

Alexander H Bobinski, as Trustee under Trust
c/o David R McFarlin
Wolff, Hill, McFarlin & Herron, PA
1851 West Colonial Drive
Orlando, FL 32804-7013

Alexander's Rego Park Center, Inc.
c/o Lisa Taylor Hudson, Esquire
Sands Anderson Marks & Miller, P.C.
801 E. Main Street, Suite 1800
P.O. Box 1998
Richmond, VA 23218-1998

Alliance-Rocky Mount LLC
Carroll & Carroll PLLC
831 East Morehead St
Ste 440
Charlotte, NC 28202-2784

Alvarez & Marsal Canada, ULC

AmREIT, a Texas real estate investment trust
c/o James V. Lombardi, III
Ross, Banks, May, Cron & Cavin, P.C.
2 Riverway, Suite 700
Houston, TX 77056-1918

Amcor Sunclipse North America
c/o Jeffrey L. Tarkenton
Womble Carlyle Sandridge & Rice, PLLC
1401 Eye Street, N.W.
Seventh Floor
Washington, DC 20005-2225

American Computer Development, Inc.
Gary & Regenhardt, PLLC
8500 Leesburg Pike
Suite 7000
Vienna, VA 22182-2498

Amherst VF LLC
c/o Lisa Taylor Hudson, Esquire
Sand Anderson Marks & Miller, P.C.
801 E. Main Street, Ste. 1800
Post Office Box 1998
Richmond, VA 23218-1998

Amore Construction Company
c/o John J. Lamoureux
Carlton Fields, P.A.
P. O. Box 3239
Tampa, FL 33601-3239

Arapahoe County Treasurer
c/o County Attorney Office
5334 S. Prince Street
Littleton, CO 80166-0001

Archon Group, L.P.
6011 Connection Drive
Irving, TX 75039-2607

Audio Innovations Inc.
Attn: Francisco Moreno
133 N.E. 91st St.
Kansas City, MO 64155-3329

BB Fonds International 1 USA, L.P.
c/o Jason Binford
Haynes and Boone, LLP
2323 Victory Avenue, Suite 700
Dallas, TX 75219-7673

BPP Conn LLC f/k/a WEC 95 Manchester Limited
c/o Sands Anderson Marks & Miller
PO Box 1998
Richmond, VA 23218-1998

BPP-NY LLC
c/o Sands Anderson Marks & Miller, P.C.
PO Box 1998
Richmond, VA 23218-1998

BPP-OH LLC
c/o Sands Anderson Marks & Miller, P.C.
PO Box 1998
Richmond, VA 23218-1998

BPP-Redding LLC
c/o Sands Anderson Marks & Miller, P.C.
PO Box 1998
Richmond, VA 23218-1998

BPP-SC LLC
c/o Sands Anderson Marks & Miller, P.C.
PO Box 1998
Richmond, VA 23218-1998

BPP-VA LLC
c/o Sands Anderson Marks & Miller, P.C.
PO Box 1998
Richmond, VA 23218-1998

Baker Natick Promenade LLC
Sands Anderson Marks & Miller, P.C.
Post Office Box 1998
Richmond, VA 23218-1998

Basile Limited Liability Company
c/o Hirschler Fleischer PC
c/o Michael P. Falzone
P.O. Box 500
Richmond, VA 23218-0500

Bedford Properties, L.L.C.
c/o Catherine Guastello
Quarles & Brady LLP
Two North Central Avenue
Phoenix, AZ 85004-2322

BevCon I, LLC

c/o Kimberly A. Pierro, Esquire

c/o Lisa Taylor Hudson

Kutak Rock LLP

Sands Anderson Marks & Miller, P.C.

1111 East Main Street, Suite 800

801 East Main Street, Suite 1800

Richmond, VA 23219-3521

Post Office Box 1998

Richmond, VA 23218-1998

CC Countryside 98, LLC

CC Indianapolis 98, CC Jackson 98, CC Harper

CC Wichita Falls 98, L.L.C.; CC Ridgeland 98

c/o Paul S. Bliley, Jr.

c/o Deborah H. Devan, Esquire

c/o Paul S. Bliley, Jr.

P.O. Box 1320

One South Street, 27th Floor

P.O. Box 1320

Richmond, Va 23218-1320

Baltimore, MD 21202-3298

Richmond, Va 23218-1320

CC-Investors 1996-6

CC-Investors 1997-4

CP Management Corp. as agent for Orland Town

c/o Kamin Realty Company

c/o Paul S. Bliley, Jr.

c/o Robert D. Tepper

490 South Highland Avenue

P.O. Box 1320

311 South Wacker Dr.

Pittsburgh, PA 15206-4274

Richmond, Va 23218-1320

Suite 5125

Chicago, IL 60606-6657

CSI Construction Company

Cameron Bayonne, LLC

Cameron County

c/o Lisa Taylor Hudson

c/o Menter, Rudin & Trivelpiece, P.C.

Sands Anderson Marks & Miller

Attn: Kevin M. Newman, Esq.

Post Office Box 1998

308 Maltbie Street, Suite 200

18th Floor

Syracuse, NY 13204-1439

Richmond, VA 23218-1998

Cameron Group Associates LLP

CapTech Ventures, Inc.

Cardinal Court, LLC

c/o Andrew M. Brumby, Esq.

c/o Richard E. Lear

c/o Sands, Anderson, Marks & Miller, P.C.

Shutts & Bowen LLP

Holland & Knight LLP

Post Office Box 1998

300 S. Orange Avenue

2099 Pennsylvania Avenue, NW

801 E. Main Street

Suite 1000

Suite 100

Suite 1800

Orlando, FL 32801-5403

Washington, DC 20006-6801

Richmond, VA 23219-2906

Carmax Business Services, LLC

Carnegie Management and Development Corporat

Carousel Center Company, L.P.

c/o Paul S. Bliley, Jr.

c/o John D. McIntyre

c/o Menter, Rudin & Trivelpiece, P.C.

P.O. Box 1320

Willcox & Savage, P.C.

Attn: Kevin M. Newman, Esq.

Richmond, Va 23218-1320

One Commercial Place, Suite 1800

308 Maltbie Street, Suite 200

Norfolk, Va 23510-2197

Syracuse, NY 13204-1439

Charlotte (Archdale) UY, LLC

Chatham County Tax Commissioner

Chino South Retail PG, LLC

c/o Menter, Rudin & Trivelpiece, P.C.

c/o Daniel T. Powers

David K. Spiro, Esq.

Attn: Kevin M. Newman, Esq.

P.O. Box 8321

Neil E. McCullagh, Esquire

308 Maltbie Street, Suite 200

Savannah, GA 31412-8321

Cantor Arkema, P.C.

Syracuse, NY 13204-1439

Circuit City Stores, Inc.

Citrus Park CC, LLC

P.O. Box 561

9950 Mayland Drive

c/o Lawrence H. Glanzer, Esq.

Richmond, VA 23218-0561

Richmond, VA 23233-1463

580 E. Main Street, Suite 300

City of Cedar Hill, Burleson ISD, Arlington

Norfolk, VA 23510-2322

PO Box 13430

City of Homestead, Florida

City of Hurst, Mansfield ISD, Carroll ISD

Arlington, TX 76094-0430

Weiss Serota Helfman

PO Box 13430

City of Lake Worth

c/o Douglas R. Gonzales

Arlington, TX 76094-0430

PO Box 13430

200 E. Broward Blvd.

Arlington, TX 76094-0430

Suite 1900

Fort Lauderdale, FL 33301-1949

City of Miramar, FL

City of Overland Park, Kansas

City of Taylor Michigan

Weiss Serota Helfman

Attn: Law Dept.

c/o Kurt M. Kobiljak

c/o Douglas R. Gonzales

8500 Santa Fe Drive

Edelson Building, Suite 200

200 E. Broward Blvd.

Overland Park, KS 66212-2899

2915 Biddle Avenue

suite 1900

Wyandotte, MI 48192-5267

Fort Lauderdale, FL 33301-1949

Cleveland Construction, Inc.

c/o Daniel Wireman, Esq.

5390 Courseview Drive

Mason, OH 45040-2333

Miller & Martin PLLC

c/o Nicholas W. Whittenburg

832 Georgia Avenue

Suite 1000

Chattanooga, TN 37402-2289

214 North Tryon Street

Suite 4700

Attention: Amy Pritchard Williams

Charlotte, NC 28202-2367

Cohesion Products, Inc

c/o Receivable Management Services

PO Box 5126

Timonium, MD 21094-5126

Cole CC Groveland FL, LLC

c/o Peter J. Barrett

Kutak Rock LLP

1111 E. Main Street

Suite 800

Richmond, VA 23219-3521

Cole CC Kennesaw GA, LLC

c/o Kimberly A. Pierro, Esq.

Kutak Rock LLP

1111 East Main Street

Suite 800

Richmond, VA 23219-3521

Cole CC Taunton MA, LLC

c/o Kimberly A. Pierro, Esquire

Kutak Rock LLP

1111 East Main Street, Suite 800

Richmond, VA 23219-3521

Colonial Heights Holdings, LLC

c/o Peter M. Pearl, Esquire

Sands Anderson Marks & Miller, P.C.

801 E. Main Street, Suite 1800

(Post Office Box 1998)

Richmond, VA 23218-1998

Colorado Structures, Inc. dba CSI Constructi

McDonough Holland & Allen PC

c/o Mary E. Olden/Sean Thompson

555 Capitol Mall, 9th Floor

Sacramento, CA 95814-4692

Columbia Plaza Joint Venture

Columbia, MO

Columbia State

Condan Enterprises LLC

c/o Siller Wilk LLP

675 Third Avenue

New York, NY 10017

Cormark, Inc.

1701 Winthrop

Des Plaines, IL 60018-1941

County of Loudoun, Virginia

c/o K. Stapleton, Asst. Cty. Atty.

P. O. Box 7000

Leesburg, VA 20177-7000

Cousins Properties Incorporated

c/o Katten Muchin Rosenman LLP

2029 Century Park East, Suite 2600

Los Angeles, CA 90067-3012

Crane-Snead & Associates, Inc.

4914 Fitzhugh Ave, Ste 203

Richmond, VA 23230-3534

Crown CCI, LLC

c/o Paul S. Bliley, Jr.

P.O. Box 1320

Richmond, Va 23218-1320

Cypress-Fairbanks ISD

c/o John P. Dillman

Post Office Box 3064

Houston, TX 77253-3064

D-Link Systems, Inc.

Gary & Regenhardt, PLLC

8500 Leesburg Pike

Suite 7000

Vienna, VA 22182-2498

DFS SERVICES LLC

c/o Brian Sirower, Esq.

QUARLES & BRADY LLP

Two North Central Avenue

Phoenix, AZ 85004-2322

DIM Vastgoed, N.V.

214 North Tryon Street

Suite 4700

c/o Amy Pritchard Williams

Charlotte, NC 28202-2367

DIRECTV, Inc.

c/o Joseph R. Sgroi

HONIGMAN MILLER SCHWARTZ AND COHN LLP

2290 First National Building

Detroit, MI 48226-3583

Daniel G. Kamin Baton Rouge LLC

c/o Kamin Realty Company

490 South Highland Avenue

Pittsburgh, PA 15206-4274

Dentici Family Limited Partnership

Neil E. McCullagh, Esquire

David K. Spiro, Esquire

Cantor Arkema, O.C.

P.O. Box 561

Richmond, VA 23218-0561

Developers Realty, Inc.

c/o Christopher L. Perkins

LeClairRyan

951 East Byrd Street, Eighth Floor

PO Box 2499

Richmond, VA 23218-2499

Dickson Management Associates, LLC

Hirschler Fleischer PC

c/o Michael P. Falzone

P.O. Box 500

Richmond, VA 23218-0500

Easley, McCaleb & Associates, Inc.

Attn: Darwin Embser, VP

Suite 755

3980 DeKalb Technology Pkwy

Atlanta, GA 30340-2768

East Brunswick VF LLC

c/o Lisa Taylor Hudson, Esquire

Sands Anderson Marks & Miller, P.C.

801 E. Main Street, Suite 1800

P.O. Box 1998

Richmond, VA 23218-1998

EklecCo NewCo, LLC

c/o Menter, Rudin & Trivelpiece, P.C.

Attn: Kevin M. Newman, Esq.

308 Maltbie Street, Suite 200

Syracuse, NY 13204-1439

Encinitas PFA, LLC

214 North Tryon Street

Suite 4700

Attention: Amy Pritchard Williams

Charlotte, NC 28202-2367

Envision Peripherals, Inc
47490 Seabridge Drive
Fremont, CA 94538-6548

Equitable Gas Company LLC

F.R.O., L.L.C. IX

Equitable Gas Bankruptcy Dept.

703 Palm Island Drive

Attn: Judy Gawlowski
200 Allegheny Center Mall
Pittsburgh, PA 15212-5339

Palm Beach, FL 33480

Faber Bros., Inc.

Faram Muskegon, LLC
c/o Paul K. Campsen
Kaufman & Canoles, P.C.
P. O. Box 3037
Norfolk, VA 23514-3037

Fayetteville Developers, LLC
c/o Christopher L. Perkins
LeClairRyan
951 East Byrd Street, Eighth Floor
PO Box 2499
Richmond, VA 23218-2499

Fingerlakes Crossing, LLC
c/o Menter, Rudin & Trivelpiece, P.C.
Attn: Kevin M. Newman, Esq.
308 Maltbie Street, Suite 200
Syracuse, NY 13204-1439

Florence County
Treasurer's Off/Delinquent Tax
180 North Irby St. MSCTT
Florence, SC 29501-3431

Fort Bend County
c/o John P. Dillman
Post Office Box 3064
Houston, TX 77253-3064

Four Star International Trade
c/o Wendy M. Mead
11 Pleasant Street
Ste 30
Worcester, MA 01609-3232

Foursquare Properties, Inc.
c/o Katten Muchin Rosenman LLP
2029 Century Park East
Suite 2600
Los Angeles, CA 90067-3012

Gallatin Management Associates, LLC
Hirschler Fleischer PC
c/o Michael P. Falzone
P.O. Box 500
Richmond, VA 23218-0500

Gateway, Inc.
c/o Jeffrey L. Tarkenton
Womble Carlyle Sandridge & Rice, PLLC
1401 Eye Street, N.W.
Seventh Floor
Washington, DC 20005-2225

Georgia Pension Associates Realty Corp
60 Cuttermill Road
Suite 303
Great Neck, NY 11021-3104

Giant Eagle, Inc.
101 Kappa Drive
Pittsburgh, PA 15238-2833

Glenmoor Limited Partnership
c/o Kevin L. Sink
P.O. Box 18237
Raleigh, NC 27619-8237

Golfsmith International, L.P.
c/o Sarah Link Schultz
Akin Gump Strauss Hauer & Feld LLP
1700 Pacific Avenue
Suite 4100
Dallas, TX 75201-4675

Gordon Brothers Retail Partners, LLC
101 Huntington Avenue, 10th Floor
Boston, MA 02199-7607

Gould Investors, L.P.
60 Cuttermill Road
Suite 303
Great Neck, NJ 11021-3104

Greece Ridge, LLC

Green Acres Mall, LLC
c/o Lisa Taylor Hudson, Esquire
Sands Anderson Marks & Miller, P.C.
801 E. Main Street, Suite 1800
P.O. Box 1998
Richmond, VA 23218-1998

Greenwood Point, LP
c/o Jeffrey J. Graham
Taft Stettinius & Hollister LLP
One Indiana Square, Suite 3500
Indianapolis, IN 46204-2023

Hamilton Beach Brands, Inc.
Bill Ray
4421 Waterfront Drive
Glen Allen, VA 23060-3375

Hamilton Chase - Santa Maria LLC
c/o Gregory D. Grant, Esq.
11921 Rockville Pike, #300
Rockville, MD 20852-2737

Harris County, et al
c/o John P. Dillman
Post Office Box 3064
Houston, TX 77253-3064

Hayward 880,LLC
c/o Paul S. Bliley, Jr.
P.O. Box 1320
Richmond, Va 23218-1320

Henrico County, Virginia
County Attorney
P.O. Box 90775
Henrio, VA 23273-0775

Hilco Merchant Resources, LLC
5 Revere Dr., Suite 206
Northbrook, IL 60062-1568

Hillsborough County, FL
Attorney's Office
601 E. Kennedy Blvd.
27th Floor
Tampa, FL 33602-4932

Hillson Electric Incorporated
c/o Gary V. Fulghum
2800 Commerce Tower, 911 Main St.
Kansas City, MO 64105

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Hoprock Limonite, LLC
c/o Dewey & LeBoeuf LLC
Attn: Lisa Hill Fenning
333 South Grand Avenue, 26th Floor
Los Angeles, CA 90071-1504

Howland Commons Partnership, an Ohio gen par
Richard T. Davis, Esq.
2445 Belmont Avenue
P.O. Box 2186
Youngstown, OH 44504-0186

IBM Corporation
c/o Vicky Namken
13800 Diplomat Dr.
Dallas, TX 75234-8812

InfoPrint Solutions Company
c/o Vicky Namken
13800 Diplomat Dr.
Dallas, TX 75234-8812

(p) INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 21126
PHILADELPHIA PA 19114-0326

International Business Machines Corporation
c/o Satterlee Stephens Burke & Burke LLP
230 Park Avenue, 11th Floor
New York, NY 10169-0005

Iron Mountain Information Management, Inc.
c/o Frank F. McGinn, Esq.
Bartlett Hackett Feinberg P.C.
155 Federal Street, 9th Floor
Boston, MA 02110-1610

J&J Court Transcribers, Inc.
268 Evergreen Avenue
Hamilton, NJ 08619-1808

John Rohrer Contracting Company, Inc.
c/o Gary V. Fulghum
2800 Commerce Tower, 911 Main St.
Kansas City, MO 64105

Jurupa Bolingbrook LLC
122 Aspen Lakes Drive
Hailey, ID 83333-5115

Kamin Realty Company
490 South Highland Avenue
Pittsburgh, PA 15206-4274

Ken Burton, Jr., Manatee County Tax Collector
PO Box 25300
Bradenton, FL 34206-5300

Kepley Broscious & Biggs, PLC
7201 Glen Forest Drive
Suite 102
Richmond, VA 23226-3759

Klipsch, LLC
c/o Barnes & Thornburg LLP
Attn: Michael K. McCrory
11 S. Meridian Street
Indianapolis, IN 46204-3535

Landmark Communications, Inc. d/b/a The Virgin
c/o Paul A. Driscoll
222 Central Park Avenue, Suite 400
Virginia Beach, VA 23462-3026

Landover (Landover Crossing), LLC
c/o Menter, Rudin & Trivelpiece, P.C.
Attn: Kevin M. Newman, Esq.
308 Maltbie Street, Suite 200
Syracuse, NY 13204-1439

Lang Construction, Inc.
c/o: Gary V. Fulghum
2800 Commerce Tower, 911 Main St.
Kansas City, MO 64105

LeClair Ryan, A Professional Corporation
951 East Byrd Street
Richmond, VA 23219-4040

Little Britain Holding, LLC

LumiSource, Inc.
c/o John M. Brom
QUERREY & HARROW, LTD.
175 West Jackson Blvd. - Ste 1600
Chicago, IL 60604-2686

MD-GSI Associates
c/o Polsinelli Shalton Flanigan Suelthau
1152 15th Street, NW
Suite 800
Washington, DC 20005-1723

Macon Telegraph

Madison County, Alabama Tax Collector
Attn: Lynda Hall, Tax Collector
Madison County Courthouse
100 Northside Square
Huntsville, AL 35801-4876

Madison Waldorf, LLC
c/o Madison Marquette Realty Service
c/o Mitchell B. Weitzman, Esq.
2001 Pennsylvania Ave., N.W., 10th Floor
Washington, DC 20006-1851

Mallview Plaza Company, Ltd.
c/o John D. McIntyre
Willcox & Savage, P.C.
One Commercial Place, Suite 1800
Norfolk, Va 23510-2197

Mansfield SEQ 287 and Debbie, Ltd.
c/o William A. Gray, Esquire
Sands Anderson Marks & Miller, P.C.
801 E. Main Street, Suite 1800
P.O. Box 1998
Richmond, VA 23218-1998

Manufacturers & Traders Trust Company, as Tr
c/o Hodgson Russ LLP
Garry M. Gruber, Esq.
The Guaranty Building
140 Pearl Street, Suite 100
Buffalo, NY 14202-4004

Marlton VF LLC
c/o William A. Gray, Esq.
Post Office Box 1998
Richmond, VA 23218-1998

Maryland Acquisitions, LLC
Miles & Stockbridge P.C.
1751 Pinnacle Drive
Suite 500
McLean, VA 22102-3833

McAlister Square Partners, Ltd.
c/o William A. Gray, Esquire
Sands Anderson Marks & Miller, P.C.
801 E. Main Street, Suite 1800
P.O. Box 1998
Richmond, VA 23218-1998

Mio Technology USA Ltd. also known as MiTAC
 c/o Orrick Herrington & Sutcliffe LLP
 1152 15th Street, N.W.
 Washington, DC 20005-1723

Missouri Department of Revenue
 General Counsel's Office
 301 W. High Street, Room 670
 PO Box 475
 Jefferson City, MO 65105-0475

Mitsubishi Digital Electronics America, Inc.
 c/o James A. Pardo, Jr.
 King & Spalding LLP
 1180 Peachtree Street
 Atlanta, GA 30309-3531

Mitsubishi Electric & Electronics USA, Inc.
 c/o James A. Pardos, Jr.
 King & Spalding
 1180 Peachtree Street
 Atlanta, GA 30309-3531

Monarch Alternative Capital, LP
 c/o Andrew Herenstein
 535 Madison Ave.
 New York, NY 10022-4212

Montgomery County
 c/o Joh P. Dillman
 Post Office Box 3064
 Houston, TX 77253-3064

Monument Consulting, LLC
 Sands, Anderson, Marks & Miller, P.C.
 801 East Main Street, Suite 1800
 P.O. Box 1998
 Richmond, VA 23218-1998

Mount Berry Square, LLC
 c/o Kevin M. Newman, Esq.
 308 Maltbie Street
 Suite 200
 Syracuse, NY 13204-1444

Nintendo of America, Inc.
 Attn: Elizabeth Aurelio, VP
 -Credit, 4820-150th Ave. NE
 Redmond, WA 98052-5115

North Bergen Tonnelle Plaza, LLC
 c/o Lisa Taylor Hudson
 Sands Anderson Marks & Miller, P.C.
 801 E. Main Street, Suite 1800
 Post Office Box 1998
 Richmond, VA 23218-1998
 OLP CCAntioch, LLC
 60 Cuttermill Road
 Suite 303
 Great Neck, NY 11021-3104

North Plainfield VF LLC
 c/o Lisa Taylor Hudson
 Sands Anderson Marks & Miller, P.C.
 801 East Main Street, Suite 1800
 P.O. Box 1998
 Richmond, VA 23218-1998
 OLP CCFairview Heights, LLC
 60 Cuttermill Road
 Suite 303
 Great Neck, NY 11021-3104

OLP 6609 Grand, LLC
 60 Cuttermill Road
 Suite 303
 Great Neck, NY 11021-3104

OLP CCFerguson, LLC
 60 Cuttermill Road
 Suite 303
 Great Neck, NY 11021-3104

OLP CCFlorence, LLC
 60 Cuttermill Road
 Suite 303
 Great Neck, NY 11021-3104

OLP CCSt.Louis, LLC
 60 Cuttermill Road
 Suite 303
 Great Neck, NY 11021-3104

ON Corp US, Inc. & ON Corp

Office of Unemployment Compensation Tax Svcs
 Dept. of Labor & Industry, Commonwealth
 of PA, Reading Bankruptcy & Compl. Unit
 Attn: Timothy Bortz, UC Tax Agent
 625 Cherry St. - Room 203
 Reading, PA 19602-1152

Oklahoma County Treasurer
 c/o Tammy Jones
 320 Robert S. Kerr
 Room 307
 Oklahoma City, OK 73102-3441

Old Republic Insurance Company

Oracle USA, Inc.
 Buchalter Nemer
 Shawn M. Christianson
 333 Market St., 25th Fl.
 San Francisco, CA 94105-2126

PNY Technologies, Inc.
 c/o Angela Abreu
 McCarter & English, LLP
 Four Gateway Center
 100 Mulberry Street
 Newark, NJ 07102-4056

Palm Beach County Tax Collector
 PO Box 3715
 West Palm Beach, FL 33402-3715

Pan Am Equities
 c/o David A. Greer PLC
 500 East Main St Ste 1225
 Norfolk, VA 23510-2274

Panattoni Development Company, Inc. as Agent
 David K. Spiro, Esquire
 Neil E. McCullagh, Esquire
 Cantor Arkema, P.C.
 P.O. Box 561
 Richmond, VA 23218-0561

Parago, Inc.

Paramount Home Entertainment

c/o Michael L. Tuchin

Klee, Tuchin, Bogdanoff & Stern LLP

1999 Avenue of the Stars, 39th Floor

Los Angeles, CA 90067-6049

Pasadena Independent School District

c/o Dexter D. Joyner

Law Office of Dexter D. Joyner

4701 Preston Avenue

Pasadena, TX 77505-2050

Pelkar Muskegon, LLC

c/o Paul K. Campsen

Kaufman & Canoles, P.C.

P. O. Box 3037

Norfolk, VA 23514-3037

Pension Benefit Guaranty Corporation

Office of the Chief Counsel

1200 K Street, N.W.

Suite 340

Washington, DC 20005-4030

Philips International

Phoenix Property Company

c/o Jason Binford

Haynes and Boone, LLP

2323 Victory Avenue, Suite 700

Dallas, TX 75219-7673

Pima County

Pima County, Arizona

c/o Pima County Attorney's Office

32 N. Stone Ave., Ste. 2100

Tucson, AZ 85701-1416

Plaza Las Palmas, LLC

Culbert & Schmitt, PLLC

30C Catoctin Circle, SE

Leesburg, VA 20175-3614

Polaris Circuit City, LLC

8800 Lyra Drive, Suite 550

Attn: Franz A. Geiger

Columbus, OH 43240-2107

Port Arthur Holdings, III, Ltd.

c/o David H. Cox, Esquire

Jackson & Campbell, PC

1120 20th Street, NW, Suite 300-S

Washington, DC 20036-3437

Portland Investment Company of America

c/o Katten Muchin Rosenman LLP

2029 Century Park East

Suite 2600

Los Angeles, CA 90067-3012

PrattCenter, LLC

c/o Lisa Taylor Hudson, Esquire

Sands Anderson Marks & Miller, P.C.

801 E. Main Street, Suite 1800

P.O. Box 1998

Richmond, VA 23218-1998

Prince George's Station Retail, LLC

c/o Taylor Development and Land

7201 Wisconsin Avenue

Suite 500

Bethesda, MD 20814-4848

Prudential Insurance Company of America

c/o Katten Muchin Rosenman LLP

2029 Century Park East

Suite 2600

Los Angeles, CA 90067-3012

RJ Ventures LLC, K&G Dearborn LLC

c/o Jess R Bressi Esq

Cox Castle & Nicholson LLP

19800 MacArthur Blvd Ste 500

Irvine, CA 92612-2480

RLV Village Plaza, LP

c/o Paul K. Campsen

Kaufman & Canoles, P.C.

P. O. Box 3037

Norfolk, VA 23514-3037

RLV Vista Plaza, LP

c/o Paul K. Campsen, Esq.

Kaufman & Canoles, P.C.

P. O. Box 3037

Norfolk, VA 23514-3037

RREEF Management Company

c/o Katten Muchin Rosenman LLP

2029 Century Park East

Suite 2600

Los Angeles, CA 90067-3012

RTS Marketing, Inc.

c/o Michael P. Falzone, Esq.

Hirschler Fleischer PC

P.O. Box 500

Richmond, VA 23218-0500

Ramco JW, LLC

c/o Paul K. Campsen

Kaufman & Canoles, P.C.

P. O. Box 3037

Norfolk, VA 23514-3037

Ramco West Oaks 1, LLC

c/o Paul K. Campsen

Kaufman & Canoles P.C.

P. O. Box 3037

Norfolk, VA 23514-3037

Rancon Realty Fund IV

Raymond & Main Retail, LLC

David K. Spiro, Esquire

Neil E. McCullagh, Esq.

Cantor Arkema, P.C.

P.O. Box 561

Richmond, VA 23218-0561

Rebs Muskegon, LLC

c/o Paul K. Campsen

Kaufman & Canoles, P.C.

P. O. Box 3037

Norfolk, VA 23514-3037

Recovery Management Systems Corporation

25 SE 2nd Ave Ste 1120

Miami, FL 33131-1605

Remount Road Associates Limited Partnership

c/o Michael P. Falzone

Hirschler Fleischer PC

P.O. Box 500

Richmond, VA 23218-0500

Ricmac Equities Corporation

430-440 Plainview Road

Hicksville, NY 11801-4372

Rio Associates Limited Partnership

c/o David D. Hopper, Esquire

4551 Cox Road, Suite 210

P. O. Box 3059

Glen Allen, VA 23058-3059

Ritz Motel Company

6735 Telegraph Road

Suite 110

Bloomfield Hills, MI 48301-3143

Riverside County California

California Taxing Authority

c/o Martha E. Romero

Romero Law Firm

6516 Bright Avenue

Whittier, CA 90601-4503

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Riverside, California SAP Retail, Inc. and Business Objects Document Page 13 of 24
c/o Martha E. Romero c/o Brown & Connery LLP
6516 Bright Ave Attn: Donald K. Ludman
Whittier, CA 90601-4503 6 North Broad Street
Suite 100
Woodbury, NJ 08096-4635

Sacco of Maine, LLC
Young, Goldman & Van Beek, P.C.
c/o John P. Van Beek, Esq.
510 King Street, Suite 416
Alexandria, VA 22314-3142

Safeway Inc.
Gary & Regenhardt, PLLC
8500 Leesburg Pike
Suite 7000
Vienna, VA 22182-2498

Salem Rockingham LLC
c/o The MEG Companies
25 Orchard View Drive
Londonderry, NH 03053-3324

Samsung Electronics America, Inc.
c/o Akerman Senterfitt
8100 Boone Blvd., Suite 700
Vienna, VA 22182-2683

Sangertown Square, L.L.C.
c/o Menter, Rudin & Trivelpiece, P.C.
Attn: Kevin M. Newman, Esq.
308 Maltbie Street, Suite 200
Syracuse, NY 13204-1439

Saul Holdings Limited Partnership
c/o Stephen A. Metz, Esquire
Shulman Rogers Gandal Pordy & Ecker, PA
11921 Rockville Pike, 3rd Floor
Rockville, MD 20852-2737

Save Mart Supermarkets
c/o Paul S. Bliley, Jr.
P.O. Box 1320
Richmond, Va 23218-1320

Schottenstein Property Group, Inc.
c/o Loc Pfeiffer, Esquire
Kutak Rock LLP
1111 East Main Street, Suite 800
Richmond, VA 23219-3521

Sharp Electronics Corporation
c/o Borges & Associates, LLC
575 Underhill Blvd
Syosset, NY 11791-3426

Shopping.com, Inc.
c/o Michael A. Condyles, Esq.
Kutak Rock LLP
1111 East Main Street
Suite 800
Richmon, VA 23219-3521
Sony Electronics, Inc.
c/o Peter J. Barrett, Esquire
Kutak Rock LLP
1111 East Main Street, Suite 800
Richmond, VA 23219-3521

Simon Property Group, Inc.
Attn: Ronald M. Tucker, Esq.
225 W. Washington Street
Indianapolis, IN 46204-3438

Sir Barton Place, LLC
2517 Sir Barton Way
Suite 210
Lexington, KY 40509-2275

Southland Acquisitions, LLC
c/o Thomas G. King / DS Holmgren
Kreis, Enderle, et al
PO Box 4010
Kalamazoo, MI 49003-4010

Spring Hill Development Partners, GP
Hirschler Fleischer, PC
c/o Michael P. Falzone, Esq.
P.O. Box 500
Richmond, VA 23218-0500

Star Universal, LLC
Lisa Taylor Hudson, Esquire
Sands Anderson Marks & Miller, P.C.
801 East Main Street, Suite 1800
Post Office Box 1998
Richmond, VA 23218-1998

State of Connecticut, Departments of Labor a
Office of the Attorney General
55 Elm Street
Hartford, CT 06106-1746

State of Michigan, Department of Treasury
Cadillac Place
3030 W. Grand Blvd., Ste. 10-200
Detroit, MI 48202-6030

State of New Jersey, Division of Taxation
Attorney General of New Jersey
R.J. Hughes Justice Complex
25 Market St., POB 106
Trenton, NJ 08625-0106

State of Wisconsin - Office of the State Tre
P. O. Box 7857
Madison, WI 53707-7857

Symantec Corp
c/o Rafael X. Zahralddin-Aravena
Elliott Greenleaf
1000 West Street, Suite 1440
Wilmington, DE 19801-1051

T. J. Maxx of CA, LLC
c/o Lisa Taylor Hudson, Esquire
Sands Anderson Marks & Miller, P.C.
801 East Main Street, Suite 1800
Post Office Box 1998
Richmond, VA 23218-1998

TARGUS, INC.
Lawrence J. Hilton, Esq.
HEWITT & O'NEIL LLP
19900 MacArthur Blvd
Suite 1050
Irvine, CA 92612-8414

THQ, Inc.
c/o David M. Poitras, P.C.
Jeffer, Mangels, Butler & Marmaro LLP
1900 Ave. of the Stars, 7th Fl.
Los Angeles, CA 90067-4308

TKG Coffee Tree, L.P.
c/o Eugene Chang
Stein & Lubin LLP
600 Montgomery Street, 14th Floor
San Francisco, CA 94111-2716

Taubman Landlords
c/o The Taubman Company
Attn. Andrew S. Conway
200 East Long Lake Road
Suite 300
Bloomfield Hills, MI 48304-2324

Tax Collector For Polk County, FL
Of Joe G. Tedder
PO Box 2016
Bartow, FL 33831-2016

Tennessee Dept. Of Revenue
c/o TN Attorney General's Office
Bankruptcy Division
POB 20207
Nashville, TN 37202-4015

The McClatchy Company Thirty & 141, L.P.
c/o Paul J. Pascuzzi John E. Hilton
Felderstein Fitzgerald Carmody MacDonald
Willoughby & Pascuzzi LLP 120 S. Central Ave., Ste. 1800
400 Capitol Mall, Suite 1450 Clayton, MO 63105-1726
Sacramento, CA 95814-4434

Torrington Triplets, LLC Toshiba America Consumer Products, L.L.C.
c/o Paul S. Biley, Jr. Leitess Leitess Friedberg + Fedder PC
P.O. Box 1320 One Corporate Center
Richmond, Va 23218-1320 10451 Mill Run Circle, Suite 1000
Owings Mills, MD 21117-5519

Toshiba America Information Systems, Inc.
Leitess Leitess Friedberg + Fedder PC
One Corporate Center
10451 Mill Run Circle, Suite 1000
Owings Mills, MD 21117-5519

Towson VF LLC Toys R Us - Delaware, Inc.
c/o Lisa Taylor Hudson, Esquire c/o Wolff & Samson PC
Sands Anderson Marks & Miller, P.C. Attn: Karen L. Gilman, Esq.
801 E. Main Street, Suite 1800 One Boland Drive
P.O. Box 1998 West Orange, NJ 07052-3687

Travelers

Tritronics, Inc. Tysons 3, LLC
c/o Ronald S. Gellert c/o Mitchell B. Weitzman, Esq.
Eckert Seamans Cherin & Mellott, LLC Bean Kinney & Korman, PC
300 Delaware Avenue, Suite 1210 2300 Wilson Blvd., 7th Floor
Wilmington, DE 19801-1670 Arlington, VA 22201-5424

UPS Ground Freight, Inc.
c/o Christopher Combest
Quarles & Brady LLP
500 W. Madison Street
Suite 3700
Chicago, IL 60661-2589

UST smg Richmond UTC I, LLC
Office of the U. S. Trustee c/o Lisa Taylor Hudson, Esquire
701 East Broad St., Suite 4304 Sands Anderson Marks & Miller, P.C.
Richmond, VA 23219-1849 P.O. Box 1998
801 E. Main Street, Suite 1800
Richmond, VA 23219-2906

United Parcel Service, Inc.
c/o Christopher Combest
Quarles & Brady LLP
500 W. Madison Street
Suite 3700
Chicago, IL 60661-2589

UrbanCal Oakland, II LLC VNO Mundy Street, LLC
c/o Baker & Hostetler, LLP c/o Lisa Taylor Hudson, Esquire
ATTN: Laura Lawton Gee Sands Anderson Marks & Miller, P.C.
1000 Louisiana Street 801 E. Main Street, Suite 1800
Suite 2000 P.O. Box 1998
Houston, TX 77002-5018 Richmond, VA 23218-1998

VNO TRU Dale Mabry, LLC
c/o Lisa Taylor Hudson, Esquire
Sands Anderson Marks & Miller, P.C.
801 E. Main Street, Suite 1800
P.O. Box 1998
Richmond, VA 23218-1998

Valley Corners Shopping Center, LLC Vance Baldwin, Inc.
c/o Lisa Taylor Hudson, Esquire c/o Robert S. Gellert
Sands Anderson Marks & Miller, P.C. Eckert Seamans Cherin & Mellott, LLC
801 E. Main Street, Suite 1800 300 Delaware Avenue, Suite 1210
P.O. Box 1998 Wilmington, DE 19801-1670

Vermont Gas
PO Box 467
Burlington, VT 05402-0467

Virginia Electric and Power Company d/b/a Do Vonage Marketing Inc.
Vonage Caguas LP
c/o Lisa Taylor Hudson, Esquire c/o Angelique Electra
Sands Anderson Marks & Miller, P.C. Vice President - Law
801 E. Main Street, Suite 1800 23 Main Street
Post Office Box 1998 Holmdel, NJ 07733-2136
Richmond, VA 23218-1998

Vornado Finance, LLC Vornado Gun Hill Road, LLC
c/o Lisa Taylor Hudson, Esquire c/o Lisa Taylor Hudson, Esquire
Sands Anderson Marks & Miller, P.C. Sands Anderson Marks & Miller, P.C.
801 E. Main Street, Suite 1800 801 E. Main Street, Suite 1800
Post Office Box 1998 P.O. Box 1998
Richmond, VA 23218-1998 Richmond, VA 23218-1998

Vornado Realty Trust
210 Route 4 East
Paramus, NJ 07652-5108

Washington Corner, LP
 c/o Jeffrey J. Graham
 Taft Stettinius & Hollister LLP
 One Indiana Square, Suite 3500
 Indianapolis, IN 46204-2023

c/o Douglas D. Kappler, Esq.
 Robinson, Diamant & Wolkowitz, APC
 1888 Century Park East
 Suite 1500
 Los Angeles, CA 90067-1719

c/o Katten Muchin Rosenman LLP
 2029 Century Park East
 Suite 2600
 Los Angeles, CA 90067-3012

Wayne VF LLC
 c/o Lisa Taylor Hudson, Esquire
 Sands Anderson Marks & Miller, P.C.
 801 E. Main Street, Suite 1800
 P.O. Box 1998
 Richmond, VA 23218-1998

Westgate Village, LP
 c/o Heather D. Dawson
 Kitchens Kelley Gaynes, P.C.
 Eleven Piedmont Center, Suite 900
 3495 Piedmont Rd. N.E.
 Atlanta, GA 30305-1773

Williamson County et al
 co Michael Reed
 Round Rock, TX 78680
 44 North Properties, LLC
 c/o Miles & Stockbridge P.C.
 1751 Pinnacle Drive
 Suite 500
 McLean, VA 22102-3833

United States Bankruptcy Court
 701 East Broad Street
 Richmond, VA 23219-1888

3725 Airport Boulevard, LP
 20 Westwoods Drive
 Liberty, MO 64068-3519

44 North Properties, LLC
 c/o Miles & Stockbridge P.C.
 1751 Pinnacle Drive
 Suite 500
 McLean, VA 22102-3833

507 Northgate LLC
 c/o Christopher M. Alston
 1111 - 3rd Ave., #3400
 Seattle, WA 98101-3264

553 Retail, Inc.
 c/o Peter C. Hughes, Esquire
 Dilworth Paxson LLP
 1500 Market Street
 Suite 3500E
 Philadelphia, PA 19102-2101

ACCO Brands Corporation
 Wildman, Harrold, Allen & Dixion
 225 West Wacker Dr.
 Chicago, IL 60606-1349

AOL LLC
 c/o Tiffany Strelow Cobb
 VOrys, Sater, Seymour and Pease LLP
 52 East Gay Street
 Columbus, OH 43215-3161

AOL LLC
 c/o Tiffany Strelow Cobb
 Vorys, Sater, Seymour and Pease LLP
 52 East Gay Street
 Columbus, Ohio 43215-3161

AT&T
 Attn: Julie Quagliano, Esq.
 QUAGLIANO & SEEGER, P.C.
 2620 P Street, NW
 Washington DC 20007-3062

AT&T
 c/o Julie Quagliano, Esq.
 QUAGLIANO & SEEGER, P.C.
 2620 P Street, NW
 Washington DC 20007-3062

ATMOS ENERGY CORPORATION
 PO BOX 650205
 DALLAS TX 75265-0205

AVR CPC Associates, LLC
 C/O Jaspan Schlesinger LLP
 300 Garden City Plaza
 Garden City, New York 11530-3302
 (516) 746-8000

Accent Energy California LLC
 6065 Memorial Drive
 Dublin, Ohio 43017-8218

Alexander H Bobinski, as Trustee
 under Trust No. 1001
 c/o David R McFarlin
 1851 West Colonial Drive
 Orlando, FL 32804-7013

Alliance Entertainment
 Attn: Douglas J. Bates
 27500 Riverview Center Blvd.
 Bonita Springs, FL 34134-4325

AmREIT, a Texas real estate investment trust
 c/o James V. Lombardi, III
 Ross, Banks, May, Cron & Cavin, P.C.
 2 Riverway, Suite 700
 Houston, Texas 77056-1918

Ammon Properties LC
 c/o Joel T. Marker
 McKay, Burton & Thurman
 170 South Main St., Suite 800
 Salt Lake City, UT 84101-1656

Andrews Electronics
 c/o Justin D. Leonard
 Ball Janik LLP
 101 SW Main, Ste. 1100
 Portland, OR 97204-3219

Arapahoe County Treasurer
 c/o Arapahoe County Attorney Office
 Attn: George Rosenberg
 5334 S. Prince Street
 Littleton, CO 80166-0001

Audiovox Corporation
 c/o Duane Morris LLP
 Rudolph J. Di Massa, Jr., Esquire
 Matthew E. Hoffman, Esquire
 30 South 17th Street
 Philadelphia, Pennsylvania 19103-4001

Audiovox Corporation
 c/o Levy, Stopol & Camelio, LLP
 Larry Stopol, Esquire
 1425 RexCorp Plaza
 Uniondale, NY 11556-1425

Averatec/Trigem USA
 c/o Samuel S. Oh
 1055 West 7th Street - Suite 2800
 Los Angeles, CA 90017-2554

Bank of America
 c/o Bruce Matson
 951 East Byrd St.
 Richmond, VA 23219-4040

Barbara O. Cararway, City Treasurer
 City of Chesapeake
 P.O. Box 16495
 Chesapeake, VA 23328-6495

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Basile Limited Liability Company
c/o Michael P. Falzone
Hirschler Fleischer PC
P.O. Box 500
Richmond, VA 23218-0500

Basser, Kaufman aka Basser
c/o James S. Carr
Kelley Dryer & Warren
101 Park Avenue
New York, NY 10178-0062

Basser-Kaufman aka Basser
c/o Robert L. LeHane
Kelley Dryer & Warren
101 Park Ave.
New York, NY 10178-0062

Bell'O International Corp.
Henry P. Baer, Jr., Esq.
Finn Dixon & Herling LLP
177 Broad Street, 15th Floor
Stamford, CT 06901-5002

Bond Circuit VIII Delaware Business Trust
c/o Lazer, Aptheker, Rosella & Yedid
Attn: Robin S. Abramowitz
225 Old Country Road
Melville, NY 11747-2719

Bond-Circuit IV Delaware Business Trust
c/o Mark B. Conlan, Esq.
Gibbons P.C.
One Gateway Center
Newark, NJ 07102-5310

Bush Industries, Inc.
c/o Olshan Grundman Frome Rosenzweig & W
65 East 55th Street
New York, New York 10022-3219

CC Colonial Trust
c/o Lazer, Aptheker, Rosella & Yedid, P.
Attn: Robin S. Abramowitz
225 Old Country Road
Melville, NY 11747-2719

CC Hamburg NY Partners, LLC
c/o Mark B. Conlan, Esq.
Gibbons P.C.
One Gateway Center
Newark, NJ 07102-5310

CC Joliet Trust
c/o Lazer, Aptheker, Rosella & Yedid
Attn: Robin S. Abramowitz
225 Old Country Road
Melville, NY 11747-2719

CC Merrilville Trust
c/o Lazer, Aptheker, Rosella & Yedid
Attn: Robin S. Abramowitz
225 Old Country Road
Melville, NY 11747-2719

CIT Technology Financing Services, Inc.
10201 Centurion Parkway N. #100
Jacksonville, OH 32256-4114

COLE CC GROVELAND FL, LLC
c/o Jeffrey T. Wegner, Esquire
KUTAK ROCK LLP
The Omaha Building
1650 Farnam Street
Omaha, NE 68102-2104

CPS Energy - Bankruptcy Section
145 Navarro - Mail Drop 101013
San Antonio, TX 78205

Cameron Group Associates, LLP
c/o Andrew M. Brumby, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1000
Orlando, FL 32801-5403

Carlyle-Cypress Tuscaloosa, LLC
c/o Lyndel Anne Mason
CAVAZOS HENDRICKS POIROT & SMITHAM P.C.
900 Jackson St. - Ste 570, Founders Sq.
Dallas, TX 75202-2413

Centro Properties Group
c/o Ballard Spahr Andrews & Ingersoli
51st Floor-Mellon Bank Center
1735 Market Street
Philadelphia, PA 19103-7501

Charlotte Co Tax Collector
Vickie L Potts, Tax Collector
18500 Murdock Circle
Port Charlotte FL 33948-1068

City Hurst, Mansfiled ISD, Carroll ISD
c/o Elizabeth Banda
PO Box 13430
Arlington, TX 76094-0430

City of Cedar Hill, Burleson ISD, Arlington
c/o Elizabeth Banda
PO Box 13430
Arlington, TX 76094-0430

City of Frisco
c/o Elizabeth Weller
Linebarger Goggan Blair & Sampson, LLP
2323 Bryan Street, Suite 1600
Dallas, TX 75201-2644

City of Homestead, FL
c/o Douglas R. Gonzales, Esq.
Weiss Serota Halfman
200 E. Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301-1949
954-763-4242

City of Lake Worth
c/o Elizabeth Banda
PO Box 13430
Arlington, TX 76094-0430

City of Memphis
c/o Elizabeth Weller
Linebarger Goggan Blair & Sampson, LLP
2323 Bryan Street, Suite 1600
Dallas, TX 75201-2644

City of Miramar, FL
c/o Douglas R. Gonzales
Weiss Serota Halfman
200 E. Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301-1949
954-763-4242

City of Newport News
Office of the City Attorney
2400 Washington Ave.
Newport News, VA 23607-4301

City of Philadelphia
c/o Ashley M. Chan
One Logan Sq. 27th Floor
Philadelphia, PA 19103-6910

City of Richmond
Department of Public Utilities
730 E. Broad Street, 5th Floor
Richmond, Virginia 23219-1861

Cleveland Towne Center, LLC
c/o Miller & Martin PLLC
Attn: Nicholas W. Whittenburg
832 Georgia Avenue, Suite 1000
Chattanooga, TN 37402-2289

Cobb Corners II, LP
c/o Amy Pritchard Williams
214 North Tryon Street
Suite 4700
Charlotte, NC 28202-2367

Colorado Structures, Inc. dba CSI Constr. Co

Colorado Structures, Inc. dba CSI Constr. Co

Columbia Plaza

c/o Mary E. Olden

c/o Mary E. Olden; Andre K. Campbell; Se

Columbia Plaza

McDonough Holland & Allen PC

McDonough Holland & Allen PC

555 Capitol Mall, 9th Floor

555 Capitol Mall, 9th Floor

Sacramento, CA 95814-4692

Sacramento, CA 95814-4692

Columbia Plaza Joint Venture

Commonwealth of VA Dept. of Taxation

Commonwealth of VA, Dept. of Taxation

% Jordan Humphreys, Attorney

c/o Jeffrey Scharf

c/o Mark Ames

3210 Bluff Creek

PO Box 771476

PO Box 2156

Columbia, MO 65201-3525

Richmond, VA 23255

Richmond, VA 23218-2156

573-449-2503

jhumphreys@fpb-law.com

Commonwealth of Virginia

Comptroller of Public Accounts of State of T

Condan Enterprises LLC

Department of Taxation

c/o Mark Browning, Asst. Atty. General

c/o Siller Wilk LLP

PO Box 2156

Bankruptcy & Collections Division

675 Third Avenue

Richmond VA 23218-2156

PO Box 12548

New York, NY 10017

Austin, TX 78711-2548

Attention: Eric J. Snyder, Esq.

Crossways Financial Associates, LLC

Cypress Fairbanks ISD

DIM Vastgoed, N.V.

Paul K. Campsen

c/o John P Dillman

c/o Amy Pritchard Williams

Kaufman & Canoles, P.C.

Linebarger Goggan Blair & Sampson LLP

214 North Tryon Street

150 W. Main Street, Suite 2100

P.O. Box 3064

Suite 4700

Norfolk, VA 23510-1681

Houston, Tx. 77253-3064

Charlotte, NC 28202-2367

Dallas County

Dallas County and Tarrant County

DeMatteo Management, Inc.

Linebarger Goggan Blair & Sampson LLP

% Linebarger Goggan Blair & Sampson

c/o Jennifer V. Doran, Esq.

Elizabeth Weller

Attn: Elizabeth Weller, Esq.

Hinckley Allen & Snyder LLP

2323 Bryan Street, Suite 1600

2323 Bryan St., Ste. 1600

28 State Street

Dallas, TX 75201-2637

Dallas, TX 75201-2637

Boston, MA 02109-1776

Developers Diversified Realty Corp.

Developers Diversified Realty Corp.

Developers Diversified Realty Corp.-DDR

Attn: Eric C. Cotton

c/o Eric Cotton

c/o James Carr

3300 Enterprise Parkway

3300 Enterprise Parkway

Kelley Drye & Warren

Beachwood, OH 44122-7200

PO Box 227042

101 Park Ave.

Beachwood, OH 44122-7200

New York, NY 10178-0062

Developers Diversified Realty Corp.-DDR

Dicker-Warmington Properties

Discovery Communications, Inc. (4109)

c/o Robert L. LeHane

c/o Stephen Spence & Scott Adkins

c/o Szabo Associates, Inc.

Kelley Drye & Warren

1200 North Broom Street

3355 Lenox Road NE, 9th Floor

101 Park Ave.

Wilmington, DE 19806-4204

Atlanta, GA 30326-1394

New York, NY 10178-0062

Ditan Distribution LLC

Dollar Tree Store, Inc.

Dunwell, Donovan

c/o Michael S. Kogan, Esq.

% Scott Kipnis, Rachel Greenberger

c/o Chiariello & Chiariello

Ervin, Cohen & Jessup LLP

Nicholas Malito Esqs, Hofheimer Gartlir

118-21 Queens Boulevard, Ste. 603

9401 Wilshire Boulevard, Suite 900

530 Fifth Ave.

Forest Hills, NY 11375-7206

Beverly Hills, California 90212-2974

New York, NY 10036-5101

Duquesne Light Company

E&A Northeast Limited Partnership

Edwin Watts Golf Shops, LLC

c/o Kirk B. Burkley, Esquire

c/o Christine D. Lynch, Esq.

c/o Stephen E. Scarce

Bernstein Law Firm, P.C.

Peter D. Bilowz, Esq.

6802 Paragon Place, Suite 300

Suite 2200, Gulf Tower

Goulston & Storrs, PC

Richmond, VA 23230-1655

Pittsburgh, PA 15219

400 Atlantic Avenue

Eel McKee LLC

Boston, MA 02110-3333

Shawnee Mission, KS 66207-0971

c/o Howard, Rice et al.

Embarq

Encinitas PFA, LLC

Attn: Gary M. Kaplan, Esq.

PO Box 7971

c/o Amy Pritchard Williams

Three Embarcadero Center, 7th Floor

Shawnee Mission, KS 66207-0971

214 North Tryon Street

San Francisco, California 94111-4078

Suite 4700

Charlotte, NC 28202-2367

Engineered Structures, Inc

c/o Kimbrell Gourley

The 9th & Idaho Center

225 N. 9th St. # 820

PO Box 1097

Boise, ID 83701-1097

Engineered Structures, Inc

c/o Rob Shockley

12400 W. Overland Rd.

Boise, ID 83709-0021

Entergy Arkansas Inc

c/o Robert W. Mallard

1105 North Market St. # 1600

Wilmington, DE 19801-1201

Entergy Gulf States Louisiana

c/o Robert W. Mallard

1105 North Market St. # 1600

Wilmington, DE 19801-1201

Entergy Louisiana, LLC

c/o Robert W. Mallard

1105 North Market St. # 1600

Wilmington, DE 19801-1201

Entergy Mississippi

c/o Robert W. Mallard

1105 North Market St. # 1600

Wilmington, DE 19801-1201

Entergy Texas, Inc

c/o Robert W. Mallard

1105 North Market St. # 1600

Wilmington, DE 19801-1201

Envision Peripherals, Inc

c/o Gay Richey, Sr. Credit Manager

47490 Seabridge Drive

Fremont, CA 94538-6548

Equitable Gas Bankruptcy Department

Attn: Judy Gawlowski

200 Allegheny Center Mall

Pittsburgh, Pa 15212-5339

Evergreen Plaza Associates

c/o John L. Senica

225 W. Washington, Suite 2600

Chicago, IL 60606-2418

Expesite, LLC

c/o Andria Beckham & Kenneth Johnson

100 S. Third Street

Columbus, OH 43215-4236

F&M Properties, Inc.

% Fred B. Ringel, Esq.

Robinson Brog Leinwand Greene et al

1345 Ave. of the Americas

New York, NY 10105-0302

F.R.O., LLC IX

c/o Timothy F. Brown

Arent Fox LLP

1050 Connecticut Ave. NW

Washington, DC 20036-5303

Faram Muskegon, LLC

c/o Paul K. Campsen, Esq.

Kaufman & Canoles, P.C.

P. O. Box 3037

Norfolk, VA 23514-3037

Federal Realty Investment Trust

c/o Ballard Spahr Andrews & Ingersoli

51st Floor-Mellon Bank Center

1735 Market Street

Philadelphia, PA 19103-7501

Food Lion LLC

c/o Linda Lemmon Najjoum

Hunton & Williams LLP

1751 Pinnacle Drive, Suite 1700

McLean, Virginia 22102-3836

Fort Bend County

c/o John P Dillman

Linebarger Goggan Blair & Sampson LLP

P.O. Box 3064

Houston, Tx. 77253-3064

Four Star International Trade

c/o Wendy M. Mead

11 Pleasant St. # 30

Worcester, MA 01609-3232

Garmin International, Inc.

Attn: Andrew Etkind

1200 East 151st Street

Olathe, KS 66062-3426

General Growth Properties, Inc

c/o Robert L. LeHane

101 Park Ave.

New York, NY 10178-0002

Giant Eagle, Inc.

c/o Darlene M. Nowak, Esq.

Marcus & Shapira LLP

35th Floor One Oxford Centre

Pittsburgh PA 15219

Greece Ridge, LLC

c/o Thomas W. Daniels

1265 Scottsville Rd.

Rochester, NY 14624-5104

Green 521 5th Avenue LLC

c/o Stempel Bennett Claman & Hochberg, P

675 Third Avenue, 31st floor

New York, New York 10017

Attn: Edmond P. O'Brien, Esq.

Gregg County

c/o Elizabeth Weller

Linebarger Goggan Blair & Sampson, LLP

2323 Bryan Street, Suite 1600

Dallas, TX 75201-2644

Gregg County

c/o Laurie A. Spindler

Linebarger Goggan Blair & Sampson, LLP

2323 Bryan Street, Suite 1600

Dallas, TX 75201-2644

HENRICO COUNTY

P.O. BOX 90775

HENRICO, VIRGINIA 23273-0775

Hallaian

Walter Wilhelm Law Group

Attn: Michael L. Wilhelm, Esq.

7110 N. Fresno Street, Suite 400

Fresno, CA 93720-2933

Hallaian

c/o Walter Wilhelm Law Group

Attention: Michael L. Wilhelm, Esq.

7110 N. Fresno Street, Suite 400

Fresno, CA 93720-2933

Harris County et al

c/o John P Dillman

Linebarger Goggan Blair & Sampson LLP

P.O. Box 3064

Houston, Tx. 77253-3064

Heartland Regional Medical Center

c/o Michael I. Mossman, Attorney at Law

P.O. Box 330129

Nashville, TN 37203-7501

Hewlett Packard Company

c/o Roy Terry, Jr.

600 E. Main Street, 20th Floor

Richmond, VA 23219-2430

Hewlett Packard Company

Attn: Ramona Neal/Chris Patafio

11307 Chinden Blvd., MS 314

Boise, ID 83714-1021

Hillson Electric Incorporated

c/o: Gary V. Fulghum

Seigfreid, Bingham

2800 Commerce Tower, 911 Main Street

Kansas City, MO 64105

Home Depot USA, Inc.

c/o Elizabeth C. Freeman

LOCKE LORD BISSELL & LIDDELL LLP

600 Travis Street, Suite 3400

Houston, Texas 77002-2926

Home Depot USA, Inc.

c/o Melissa S. Hayward

LOCKE LORD BISSELL & LIDDELL LLP

2200 Ross Avenue, Suite 2200

Dallas, Texas 75201-2748

Homero Alonso Mata

c/o David G. Reynolds, Esq.

PO Box 1700

Corrales, NM 87048-1700

Homero Mata

c/o David G. Reynolds, Esq.

PO Box 1700

Corrales, NM 87048-1700

Illinois Dept. of Employment Security

Attorney General Section - 9th Floor

33 S. State St.

Chicago, IL 60603-2804

Impressions Marketing Group

7951 Angleton Ct.

Lorton, VA 22079-1012

InfoPrint Solutions Company

c/o IBM Corporation

ATTN: Vicky Namken

13800 Diplomat Dr.

Dallas, TX 75234-8812

Interstate Augusta Properties LLC

c/o Christine D. Lynch, Esq.

Peter D. Bilowz, Esq.

Gouslton & Storrs, P.C.

400 Atlantic Avenue

Boston, MA 02110-3333

Interstate Waste Services

c/o RMS Bankruptcy Recovery Services

P.O. Box 5126

Timonium, Maryland 21094-5126

Irving ISD

Linebarger Goggan Blair & Sampson LLP

Elizabeth Weller

2323 Bryan Street, Suite 1600

Dallas, TX 75201-2637

JWC/Loftus LLC

2595 Canyon Blvd. Suite 250

Boulder, CO 80302-6744

James Donaldson

Core Properties, Inc.

831 East Morehead St. Ste 445

Charlotte, NC 28202-2784

John Rohrer Contracting Company, Inc.

c/o: Gary V. Fulghum

Seigfreid, Bingham

2800 Commerce Tower, 911 Main Street

Kansas City, MO 64105

K&G/Dearborn, LLC

c/o Jess R Bressi Esq

19800 MacArthur Blvd Ste 500

Irvine CA 92612-2480

KPNX-TV (367)

c/o Szabo Associates, Inc.

3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

KSDK-TV (0361)

c/o Szabo Associates, Inc.

3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

KTNV Television (0869)

c/o Szabo Associates, Inc.

3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

KTVD-TV (8982)

c/o Szabo Associates, Inc.

3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

KTVI Television (372)

c/o Szabo Associates, Inc.

3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

KTVK/KASW Television (7070)

c/o Szabo Associates, Inc.

3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

KUSA-TV (0295)

c/o Szabo Associates, Inc.

3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

KXTV-TV (1475)

c/o Szabo Associates, Inc.

3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

Katsky Korins LLP

Attn: Steven H. Newman, Esquire

605 Third Avenue

New York, NY 10158-0180

Kina Thompson

c/o Linda J. Brame

111 W. Main St. P.O. box 700

Marion, IL 62959-0700

Klipsch, LLC

c/o Michael K. McCrory

BARNES & THORNBURG LLP

11 S. Meridian Street

Indianapolis, IN 46204-3535

L.G. Electronics USA, Inc

Attn: Brian Wehr & H. Jason Gold

Wiley Rein LLP

7925 Jones Branch Dr.

McLean, VA 22102-3365

LA Dept of Revenue

PO Box 66658

Baton Rouge, LA 70896-6658

LVNV Funding LLC

Landmark Communications, Inc.

Lang Construction, Inc.

Resurgent Capital Services

c/o Paul A. Driscoll

c/o: Gary V. Fulghum

PO Box 10587

Pender & Coward, P.C.

Seigfreid, Bingham

Greenville, SC 29603-0587

222 Central Park Avenue, Suite 400

2800 Commerce Tower, 911 Main Street

Virginia Beach, VA 23462-3026

Kansas City, MO 64105

Lexington Lion Weston I LP

Madison Waldorf, LLC

Mall Properties and U.S. 41 & I-285 Company

c/o Brian P. Hall

c/o Madison Marquette Realty Services

c/o Morgan Lewis & Bockius LLP

1230 Peachtree St., N.E.

c/o Mitchell B. Weitzman, Esq.

101 Park Avenue

Suite 3100, Promenade II

Bean Kinney & Korman, PC

New York, NY 10178-0002

Atlanta, GA 30309-3574

2300 Wilson Blvd., 7th Floor

Attn: Neil E. Herman

Arlington, VA 22201-5424

Mallview Plaza Company, Ltd.

Mark Browning

Maryland Acquisitions, LLC

c/o Carnegie Management and Development

Assistant Attorney General

c/o Miles & Stockbridge P.C.

27500 Detroit Rd., Ste. 300

Bankruptcy & Collections Division

1751 Pinnacle Drive

Westlake, Ohio 44145-5913

PO Box 12548

Suite 500

Austin, TX 78711 2548

McLean, VA 22102-3833

McKinley, Inc.

Mike B. Dohrmann

c/o Seth A. Drucker, Esq.

34945 N Karan Swiss Circle

Honigman Miller Schwartz and Cohn LLP

Queen Creek, AZ 85243-4856

2290 First National Building

660 Woodward Avenue

Detroit, MI 48226-3516

Middle Tennessee Electric Membership Corpora

NPP Development LLC

Monte Vista Crossings, LLC

c/o Christine D. Lynch, Esq.

c/o Donahue Gallagher Woods LLP

Goulston & Storrs, P.C.

attn: William R. Hill, Esq.

400 Atlantic Avenue

300 Lakeside Drive, Suite 1900

Boston, MA 02110-3333

Oakland, California 94612-3570

Montgomery County

OHIO DEPARTMENT OF TAXATION

c/o John P Dillman

BANKRUPTCY DIVISION

Linebarger Goggan Blair & Sampson LLP

P.O. BOX 530, COLUMBUS, OH. 43216

P.O. Box 3064

Houston, Tx. 77253-3064

National Glass & Gate

Newport News Shopping Center, LLC

Oklahoma County Treasurer

c/o Coface North America, Inc.

c/o Tammy Jones

50 Millstone Rd., Bldg. 100, Ste. 360

320 Robert S. Kerr

East Windsor, NJ 08520-1415

Oklahoma City, OK 73102-3457

ON Corp US, Inc.

(p)OHIO BUREAU OF WORKERS COMPENSATION

Pan Am Equities, Inc.

ON Corp

c/o Michael J. Sage

c/o Olshan Grundman Frome Rosenzweig & W

O'Melveny & Myers

65 East 55th Street

7 Times Square

New York, New York 10022-3219

New York, NY 10036-6524

Oracle USA, Inc.

Pamela Gale Johnson

Pasadena Independent School District

c/o Shawn M. Christianson

c/o Dexter D. Joyner

Buchalter Nemer

Law Office of Dexter D. Joyner

333 Market St., 25th Floor

4701 Preston Avenue

San Francisco, CA 94105-2126

Pasadena, Texas 77505-2050

Parker Bullseye LLC

Patrick S. Longood

c/o Joel T. Marker

Pima County Treasurer & Pima County, Arizona

LOCKE LORD BISSELL & LIDDELL LLP

c/o Pima County Attorney's Office

2200 Ross Avenue, Suite 2200

32 N. Stone Avenue, Ste 2100

Dallas, Texas 75201-2748

Tucson, AZ 85701-1416

Patrick S. Longood

Pelkar Muskegon, LLC

Seigfreid, Bingham

8124 Hampton Spring Road

2800 Commerce Tower, 911 Main Street

Chesterfield, Virginia 23832-2030

Kansas City, MO 64105

Bean Kinney & Korman, PC

Mall Properties and U.S. 41 & I-285 Company

P. O. Box 3037

c/o Morgan Lewis & Bockius LLP

Norfolk, VA 23514-3037

101 Park Avenue

Plantation Point Development, LLC

Plaza Las Americas, Inc.

c/o Lyndel Anne Mason

c/o Holland & Knight LLP

CAVAZOS HENDRICKS POIROT & SMITHAM P.C.

James H. Rollins, Esq.

900 Jackson St., Ste 570, Founders Sq.

Suite 2000, One Atlantic Center

Dallas, TX 75202-2413

1201 West Peachtree Street, N.E.

Atlanta, GA 30309-3400

Polaris Circuit City, LLC

PrattCenter, LLC

8800 Lyra Drive, Suite 550

c/o Amy Pritchard Williams

Columbus, Ohio 43240-2107

214 North Tryon Street

Attn: Franz A. Geiger

Suite 4700

Charlotte, NC 28202-2367

Port Arthur Holdings, III, Ltd.

PriceGrabber.com, Inc.

c/o David H. Cox, Esq.

c/o Joseph D. Frank

Jackson & Campbell, PC

Frank/Gecker LLP

1120 20th Street, NW, Suite 300-S

325 North LaSalle Street, Suite 625

Washington, DC 20036-3437

Chicago, Illinois 60654-6465

Pretlow & Pretlow, P.C.

Pretlow & Pretlow, PC

Public Service of North Carolina

200 N. Main Street

200 N. Main Street

c/o David B. Wheeler, Esq.

Suffolk, VA 23434-4421

Suffolk, VA 23434-4421

Moore & Van Allen PLLC

P.O. Box 22828

Charleston, SC 29413-2828

Prince George's Station Office, LLC

Prince George's Station Retail, LLC

Public Service of North Carolina

c/o Taylor Development and Land

c/o Taylor Development and Land

c/o David B. Wheeler, Esq.

7201 Wisconsin Avenue, Suite 500

7201 Wisconsin Avenue, Suite 500

Moore & Van Allen PLLC

Bethesda, MD 20814-4848

Bethesda, MD 20814-4848

P.O. Box 22828

Charleston, SC 29413-2828

RAY FOGG CORPORATE PROPERTIES, LLC.

RLV Village Plaza, LP

Ramco JW, LLC

C/O WELTMAN, WEINBERG & REIS

c/o Paul K. Campsen, Esq.

c/o Paul K. Campsen, Esq.

323 W. LAKESIDE AVE., 2ND FL

Kaufman & Canoles, P.C.

Kaufman & Canoles, P.C.

CLEVELAND, OH 44113-1009

P. O. Box 3037

P. O. Box 3037

Norfolk, VA 23514-3037

Norfolk, VA 23514-3037

Ramco West Oaks I, LLC

Rebs Muskegon, LLC

c/o Paul K. Campsen, Esq.

c/o Paul K. Campsen, Esq.

Kaufman & Canoles, P.C.

Kaufman & Canoles, P.C.

P. O. Box 3037

P. O. Box 3037

Norfolk, VA 23514-3037

Norfolk, VA 23514-3037

Recovery Management Systems Corporation

Reliance Figueroa Associates, L.P.

Reliance Figueroa Associates, L.P.

25 S.E. 2nd Avenue, Suite 1120

c/o Aaron R. Cahn

c/o Lambert Development LLC

Miami, FL 33131-1605

Carter Ledyard & Milburn LLP

5 Hanover Square

Two Wall Street

New York, NY 10004-2614

New York, New York 10005-2072

Ritz Motel Company

Riverside Claims LLC

c/o Seth A. Drucker, Esq.

P.O. Box 626

Honigman Miller Schwartz and Cohn LLP

Planetarium Station

2290 First National Building

New York, NY 10024-0626

660 Woodward Avenue

Detroit, MI 48226-3516

Riverside Claims LLC

Rockwall CAD

P.O. Box 626

Route 146 Millbury LLC

Linebarger Goggan Blair & Sampson, LLP

New York, NY 10024-0626

c/o Christine D. Lynch, Esq.

c/o Elizabeth Weller

c/o Elizabeth Weller

Peter D. Bilowz, Esq.

2323 Bryan Street, Suite 1600

2323 Bryan Street, Suite 1600

Gouslton & Storrs, P.C.

Dallas, TX 75201-2644

Dallas, TX 75201-2644

400 Atlantic Avenue

S.R. Weiner & Associates Inc.

Boston, MA 02110-3333

c/o Christine D. Lynch, Esq.

Samsung Electronics America, Inc.

Peter D. Bilowz, Esq.

Attn: Joseph McNamara

Gouslton & Storrs, P.C.

105 Challenger Rd.

400 Atlantic Avenue

Ridgefield Park, NJ 07660-2113

Boston, MA 02110-3333

SAP Retail, Inc. and Business Objects

c/o Brown & Connery LLP

6 North Broad Street

Woodbury, NJ 08096-4635

Samsung Electronics America, Inc.

Phillip J. Landau, Esq.

Akerman Senterfitt

350 E. Las Olas Blvd, Ste. 1600

Ft. Lauderdale, FL 33301-4247

Savitri Cohen

c/o Ronald G. Dunn

40 Beaver St.

Albany, NY 12207-1511

Savitri Cohen

c/o Ronald G. Dunn

Gleason, Dunn, Walsh & O'Shea

40 Beaver Street

Albany, New York 12207-1511

Sharp Electronics Corporation

c/o Borges & Associates, LLC

Counsel for Sharp Electronics

575 Underhill Blvd. - Ste 118

Syosset, NY 11791-3438

Shimenti Construction Company

118 North Bedford Road

Mount Kisco, New York 10549-2553

Simon Property Group, Inc.

Attn: Ronald M. Tucker

225 W. Washington St.

Indianapolis, IN 46204-3438

Sir Barton Place, LLC

c/o John P. Brice

WYATT, TARRANT & COMBS, LLP

250 West Main Street, Suite 1600

Lexington, KY 40507-1746

Sirius XM Radio, Inc.

c/o Eric D. Goldberg

Stutman, Treister & Glatt

1901 Avenue of The Stars, 12th Floor

Los Angeles, CA 90067-6001

Smith County

Linebarger Goggan Blair & Sampson, LLP

c/o Elizabeth Weller

2323 Bryan Street, Suite 1600

Dallas, TX 75201-2644

Sony Electronic, Inc

c/o Lloyd Sarakin

1 Sony Drive, MD #1E-4

Park Ridge, NJ 07656-8002

Sony Pictures Entertainment Inc.

c/o Sara L. Chenetz, Esq.

Sonnenschein Nath & Rosenthal LLP

601 S. Figueroa Street, Suite 2500

Los Angeles, CA 90017-5709

South Carolina Electric & Gas Company

c/o David B. Wheeler, Esq.

Moore & Van Allen PLLC

P.O. Box 22828

Charleston, SC 29413-2828

Southland Acquisitions, LLC

c/o Thomas G. King / DS Holmgren

Kreis, Enderle, Hudgins & Borsos

PO Box 4010

Kalamazoo, MI 49003-4010

Sprint Nextel Correspondence

Attn Bankruptcy Dept

PO Box 7949

Overland Park KS 66207-0949

Sprint Nextel Distribution

Attn: Bankruptcy Dept

P.O. Box 3326

Englewood, CO 80155-3326

State of Michigan, Department of Treasury

3030 W. Grand Blvd.

Suite 10-200

Detroit, MI 48202-6030

THQ, Inc.

c/o Jeffer Mangels Butler & Marmaro LLP

1900 Avenue of the Stars 7th Floor

Los Angeles, CA 90067-4308

Attn: David M. Poitras P.C.

TPG Management Inc.

c/o John L. Senica

225 W. Washington, Suite 2600

Chicago, IL 60606-2418

Tarrant County

Linebarger Goggan Blair & Sampson LLP

Elizabeth Weller

2323 Bryan Street, Suite 1600

Dallas, TX 75201-2637

Taubman Landlords

c/o The Taubman Landlords

Attn. Andrew S. Conway

200 East Long Lake Road, Suite 300

Bloomfield Hills, MI 48304-2324

Tax Collector for Polk County, Florida

Office of Joe G. Tedder, CFC

c/o Bonnie Holly

PO Box 2016

Bartow, Florida 33831-2016

Tax Collector of Madison County, AL.

c/o Lynda Hall

100 Northside Sq.

Huntsville, AL 35801-4800

The City of New York

ATTN: Gabriela Cacuci

100 Church St. Room 5/223

New York, NY 10007-2601

The Columbus Dispatch

c/o Weltman, Weinberg & Reis Co.

PO Box 93596

Cleveland, OH 44101-5596

The Goldenberg Group

c/o Jeffrey Kurtzman

260 S. Broad Street

Philadelphia, PA 19102-5021

The McClatchy Company, et al.

c/o Paul J. Pascuzzi

Felderstein Fitzgerald

Willoughby & Pascuzzi LLP

400 Capitol Mall, Suite 1450

Sacramento, CA 95814-4434

The Miner Corporation

c/o Ray Battaglia

OPPENHEIMER, BLEND, ET.AL.

711 Navarro, Suite 600

San Antonio, Texas 78205-1892

The Ziegler Companies

c/o Mitchell Weitzman

2300 Wilson Blvd. 7th Floor

Arlington, VA 22201-5424

Tom Green CAD

Linebarger Goggan Blair & Sampson, LLP

c/o Elizabeth Weller

2323 Bryan Street, Suite 1600

Dallas, TX 75201-2644

Toshiba America Consumer Products, LLC

82 Totowa Road

Wayne, NJ 07470-3191

Toshiba America Consumer Products, LLC

c/o Jeremy S. Friedberg

9740 Irvine Blvd.

One Corporate Center

One Corporate Center

Irvine, CA 92618-1608

10451 Mill Run Circle, Suite 1000

10451 Mill Run Circle, Suite 1000

Irvine, CA 92618-1608

Owings Mills, Maryland 21117-5519

Owings Mills, Maryland 21117-5519

Travelers

Traverse Square Company, Ltd.

Treasurer Chesterfield County

One Tower Square, 5MN

c/o Carnegie Management and Development

PO Box 70

Hartford, CT 06183-0002

27500 Detroit Rd., Ste. 300

Chesterfield VA 23832-0001

ATTN: Mike Lynch

Westlake, Ohio 44145-5913

attn: Laura Glovier

(804) 751-4915

Tysons 3, LLC and its management agent

Tysons3, LLC

UBI Soft, Inc.

The Ziegler Companies, LLC

c/o Mitchell Weitzman

c/o Coface North America, Inc.

c/o Mitchell B. Weitzman, Esq.

2300 Wilson Blvd., 7th Floor

50 Millstone Rd., Bldg. 100, Ste. 360

Bean Kinney & Korman, PC

Arlington, VA 22201-5424

East Windsor, NJ 08520-1415

2300 Wilson Blvd., 7th Floor

Arlington, VA 22201-5424

UPS Ground Freight, Inc.

UTC I, LLC

United Parcel Service, Inc.

c/o Faye Feinstein/Christopher Combest

c/o Amy Pritchard Williams

c/o Faye Feinstein/Christopher Combest

Quarles & Brady LLP

214 North Tryon Street

Quarles & Brady LLP

500 W. Madison St., Suite 3700

Suite 4700

500 W. Madison St., Suite 3700

Chicago, IL 60661-2589

Charlotte, NC 28202-2367

Chicago, IL 60661-2589

Universal Remote Control, Inc.

UrbanCal Oakland, II LLC

Valley Corners Shopping Center, LLC

c/o Rattet Pasternak & Gordon-Oliver, LL

c/o Baker & Hostetler, LLP

c/o Amy Pritchard Williams

550 Mamaroneck Avenue, Suite 510

ATTN: Laura Lawton Gee

214 North Tryon Street

Harrison, NY 10528-1609

1000 Louisiana Street, Suite 2000

Suite 4700

Houston, TX 77002-5018

Charlotte, NC 28202-2367

Verizon Inc.

Vonage Marketing Inc.

WATL-TV (3477)

404 Brock Drive

Angelique Electra

c/o Szabo Associates, Inc.

Bloomington, IL 61701-2654

Vice President - Law

3355 Lenox Road NE, 9th Floor

23 Main Street

Atlanta, GA 30326-1394

Holmdel, NJ 07733-2136

WBNX-TV (2749)

WEND-FM Radio/WRFX-FM Radio

WESH Television (72)

c/o Szabo Associates, Inc.

c/o Szabo Associates, Inc.

c/o Szabo Associates, Inc.

3355 Lenox Road NE, 9th Floor

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3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

Atlanta, GA 30326-1394

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WFIA Television (78)

WFTS Television (1742)

WFTX Television (8669)

c/o Szabo Associates, Inc.

c/o Szabo Associates, Inc.

c/o Szabo Associates, Inc.

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3355 Lenox Road NE, 9th Floor

3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

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Atlanta, GA 30326-1394

WGAL-TV (0762)

WHP-TV (5666)

WKCF Television (8783)

c/o Szabo Associates, Inc.

c/o Szabo Associates, Inc.

c/o Szabo Associates, Inc.

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3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

Atlanta, GA 30326-1394

Atlanta, GA 30326-1394

WKYC-TV (2038)

WLYH-TV (507)

WMAR Television (158)

c/o Szabo Associates, Inc.

c/o Szabo Associates, Inc.

c/o Szabo Associates, Inc.

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3355 Lenox Road NE, 9th Floor

3355 Lenox Road NE, 9th Floor

Atlanta, GA 30326-1394

Atlanta, GA 30326-1394

Atlanta, GA 30326-1394

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WNCN-TV (8602) WOIFI Television (862) Document Page 24 of 24 WRBW Television (7079)
c/o Szabo Associates, Inc. c/o Szabo Associates, Inc. c/o Szabo Associates, Inc.
3355 Lenox Road NE, 9th Floor 3355 Lenox Road NE, 9th Floor 3355 Lenox Road NE, 9th Floor
Atlanta, GA 30326-1394 Atlanta, GA 30326-1394 Atlanta, GA 30326-1394

WSOC Television (227)
c/o Szabo Associates, Inc.
3355 Lenox Road NE, 9th Floor
Atlanta, GA 30326-1394

WTSP-TV (6307)
c/o Szabo Associates, Inc.
3355 Lenox Road NE, 9th Floor
Atlanta, GA 30326-1394

WUSA-TV (0518)
c/o Szabo Associates, Inc.
3355 Lenox Road NE, 9th Floor
Atlanta, GA 30326-1394

WXIA-TV (0277)
c/o Szabo Associates, Inc.
3355 Lenox Road NE, 9th Floor
Atlanta, GA 30326-1394

Water Tower Square Limited Partnership
c/o Carnegie Management and Development
27500 Detroit Rd., Ste. 300
Westlake, Ohio 44145-5913

Watercress Assoc., LP, LLP, dba Pearlridge C
c/o Douglas D. Kappler, Esq.
Robinson, Diamant & Wolkowitz, APC
1888 Century Park East, Suite 1500
Los Angeles, CA 90067-1719

Wayne VF, LLC and Vornado Realty Trust
c/o W. Williams
Wilson Elser
8444 Westpark Dr #510
McLean VA 22102-5138

Wayne VF, LLC and Vornado Realty Trust
c/o Walter L. Williams, Esquire
Wilson Elser Moskowitz Edelman & Dicker,
8444 Westpark Drive - Ste. 510
McLea, VA 22102-5138

Weidler Settlement Class
Attn: C. Jones & Martin Fletcher
Whiteford Taylor & Preston LLP
3190 Fairview Park Dr., Ste. 300
Falls Church, VA 22042-4559

Weidler Settlement Class
David M. deRubertis, Esq.
The deRubertis Law Firm
21800 Oxnard Street
Suite 1180
Woodland Hills, California 91367-7911

Weingarten Realty Investors
c/o Jenny J. Hyun
2600 Citadel Plaza Drive
Houston, TX 77008-1390

Weingarten Realty Investors-WRI
c/o James S. Carr
Kelley Drye & Warren
101 Park Ave.
New York, NY 10178-0062

Weingarten Realty Investors-WRI
c/o Robert L. LeHane
Kelley Drye & Warren
101 Park Ave.
New York, NY 10178-0062

William Gower
c/o Linda J. Brame
111 W. Main St. P.O. box 700
Marion, IL 62959-0700

Williamson County et al
co Michael Reed
P.O. Box 1269
Round Rock, TX 78680-1269

Woodlawn Trustees, Incorporated
c/o Michael P. Falzone
Hirschler Fleischer, PC
P.O. Box 500
Richmond, VA 23218-0500

Yellow Transporation
c/o RMS Bankruptcy Recovery Services
P.O. Box 5126
Timonium, Maryland 21094-5126

Yellow Transportation
c/o RMS Bankruptcy Recovery Services
P.O. Box 5126
Timonium, Maryland 21094-5126

Bruce H. Besanko
9950 Mayland Drive
Richmond, VA 23233-1463

Cynthia Olloway, Individually and as Special
c/o Lisa Taylor Hudson, Esquire
Sands Anderson Marks & Miller, P.C.
Post Office Box 1998
801 East Main Street, Suite 1800
Richmond, VA 23219-2906

Daniel F. Blanks
McGuireWoods LLP
9000 World Trade Center, 101 W. Main St.
Norfolk, VA 23510

David J. Cacciotti
9812 Fernleigh Dr.
Richmond, VA 23235-1834

David S. Berman
Riemer & Braunstein, LLP
Three Center Plaza
6th Floor
Boston, MA 02108-2003

Dion W. Hayes
McGuireWoods LLP
One James Center, 901 E. Cary St.
Richmond, VA 23219

Douglas M. Foley
McGuireWoods LLP
9000 World Trade Center, 101 W. Main St.
Norfolk, VA 23510

Gregg M. Galardi
Skadden Arps Slate Meagher
& Flom LLP, One Rodney Sq.
PO Box 636
Wilmington, DE 19899-0636

Gregory Lee McCall
U.S.M. #15064-045
F.C.I. Forest City-Low
PO Box 9000
Forest City, AR 72336-9000